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this Trust exists, or upon any default, while this Trust exists, in keeping the improvements on said land insured against loss by fire and other hazards, casualties and contingencies in the manner as hereinafter provided in paragraph 6 or upon default in payment, on demand, of any sum or sums advanced by the holder or holders of said Note on account of any costs and expenses of this Trust, or on account of any such taxes or assessments or insurance, or expenses of litigation, or on account of any lien, Deed of Trust, or Mortgage on said land and Premises prior in lien to this Trust, with interest thereon as specified in said Note from the date of such advance, or upon default in any other loan from Beneficiary to Grantor or upon default in any other obligation of Grantor to Beneficiary or if any warranty of Grantor or its principals herein contained, or contained in any instrument, document, transfer, conveyance, assignment or loan agreement given with respect to the indebtedness hereby secured, proves untrue or misleading in any material aspect; then, upon any and every such default so made as aforesaid, the said debt hereby secured shall immediately become due and payable in its entirety and said trustees may exercise all rights and privileges granted herein or by law. Provided, however, that the Trustees shall give written notice to Grantor of any such default, and Grantor shall have 10 days from the sending of such notice in which to cure or remedy the said default to the satisfaction of Beneficiary. Notice shall be sent as provided in paragraph 19 hereof. Failure of the Trustees to give notice as herein provided shall not constitute a waiver of the rights or obligations of either party to this Agreement, but shall simply delay acceleration of the debt and power of sale as provided above, until such time as notice has been given and said 10 day notice period has elapsed.

The support of the su